

MISSISSIPPI DIVISION OF MEDICAID

Eligibility Policy and Procedures Manual

301.01.08B KNOWLEDGEABLE SOURCE ESTIMATE

If the tax assessment notice or method cannot be used to verify CMV because one of the reasons discussed above in 301.01.08A exists, have the client obtain an estimate of the property's CMV from a knowledgeable source.

Knowledgeable sources include, but are not limited to, the following:

- Real estate brokers;
- Local office of the Farmer's Home Administration (for rural land);
- Local office of the Agricultural Stabilization and Conservation Service (for rural land);
- Banks, savings and loan associations, mortgage companies, and similar lending institutions;
- An official of the local property tax jurisdiction (be sure to obtain the individual's estimate rather than the office's assessment)
- County Agricultural Extension Service; and
- Bureau of Land Management, the US Geological Survey or any mining company that holds leases (such as for CMV of mineral rights)

Information to be Included in the Estimate

In addition to providing an estimate of the CMV, the knowledgeable source estimate must provide the following information:

- Name of the person providing the estimate;
- Name, address and telephone number of the business or agency for whom the person providing the estimate works;
- The basis for the estimate, to include such things as a description of the property and its condition and, where appropriate, the value of similar property in the same area); and
- The period to which the estimate applies (which correspond to the period for which it is being requested).

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Knowledgeable Source Estimate (Continued)

Telephone Documentation

Assistance must be provided if the client is incapable of obtaining the estimate. If the estimate is obtained by telephone, the specialist must record the required information in the case record. If the validity of an estimate provided by the client is questionable, an additional estimate must be obtained from another knowledgeable source.

301.01.08C CMV REBUTTAL

If the individual disagrees with the CMV evidence he has submitted or the specialist has obtained, and the difference impacts eligibility, prepare a rebuttal determination.

The determination must take into account:

1. All the evidence previously in the file (the individual's original allegation, any tax assessment notices and any estimates from knowledgeable sources).
2. Any additional evidence the individual wishes to submit, including evidence that the individual's ownership interest in the property is worth less than the total value of the property divided by the number of owners.
3. Any other facts the RO has about the property or about market conditions where it is located. The rebuttal must be supported by a preponderance of the evidence (which may require one or more additional estimates from knowledgeable sources).